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# I R E L A N D.

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## EMIGRATION

AND

### VALUATION AND PURCHASE OF LAND IN IRELAND.

(REPRINTED FROM THE JOURNAL OF THE STATISTICAL SOCIETY OF LONDON.)

BY JOHN LOCKE.

*SECOND EDITION, CONSIDERABLY ENLARGED.*

"This is a remarkable work, though presenting itself to the public in the modest guise of a shilling pamphlet."—*Weekly News and Chronicle*.

"The author displays a practical experience of the wants and industrial resources of his country."—*Athenæum*.

"An able and most useful pamphlet."—*Dublin Evening Post*.

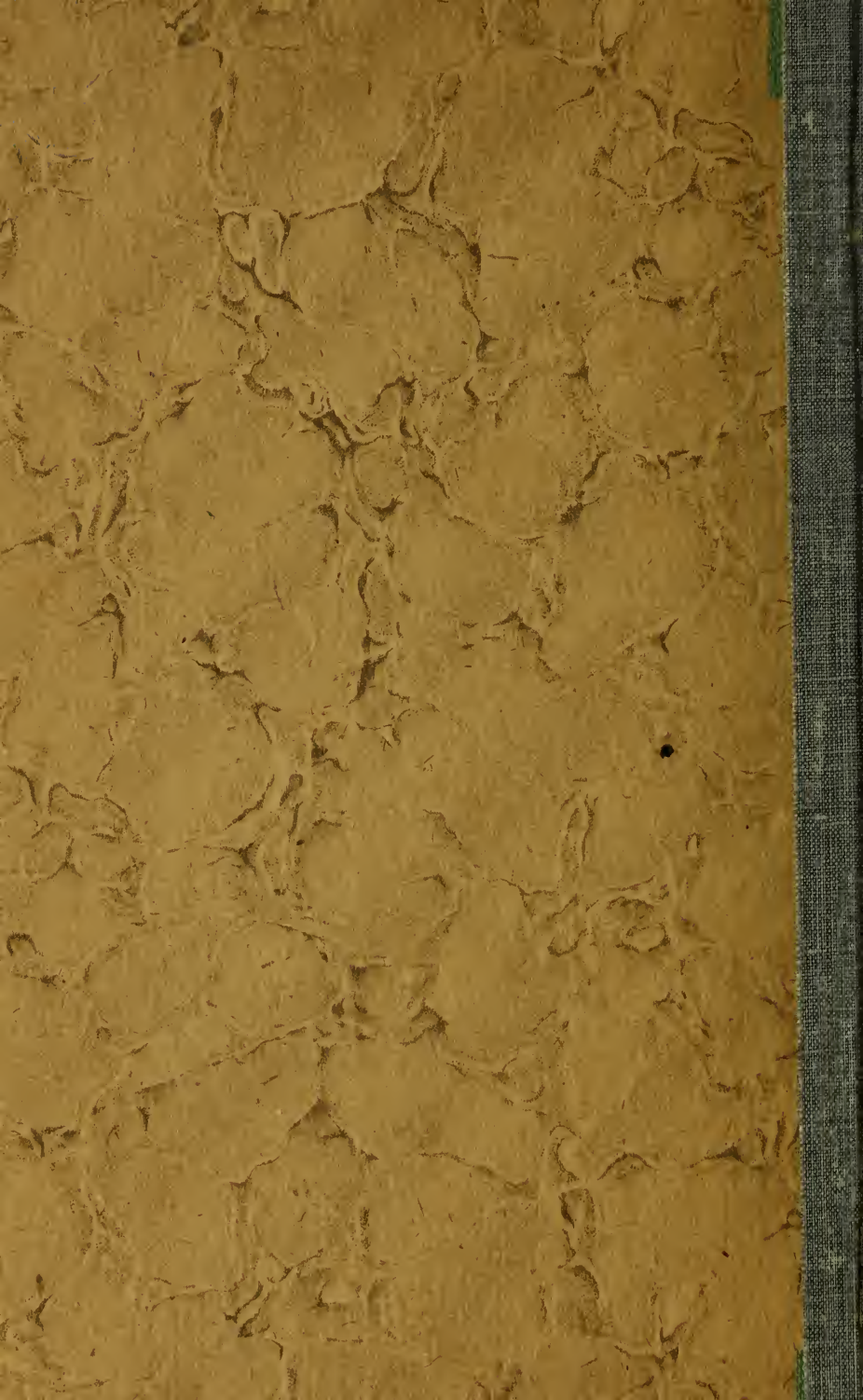
"The observations on the valuation and purchase of land are eminently practical, and purchasers of property will be thankful to the writer of these treatises for his practical advice."—*General Advertiser*.

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L O N D O N :

JOHN WILLIAM PARKER AND SON, 445, WEST STRAND;  
OR FROM THE AUTHOR, 14, HENRIETTA STREET, DUBLIN.

*Price 1s.*



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“Natura omnes fecit judices, sed paucos artifices.”

*Proverb quoted by LOCKE.*

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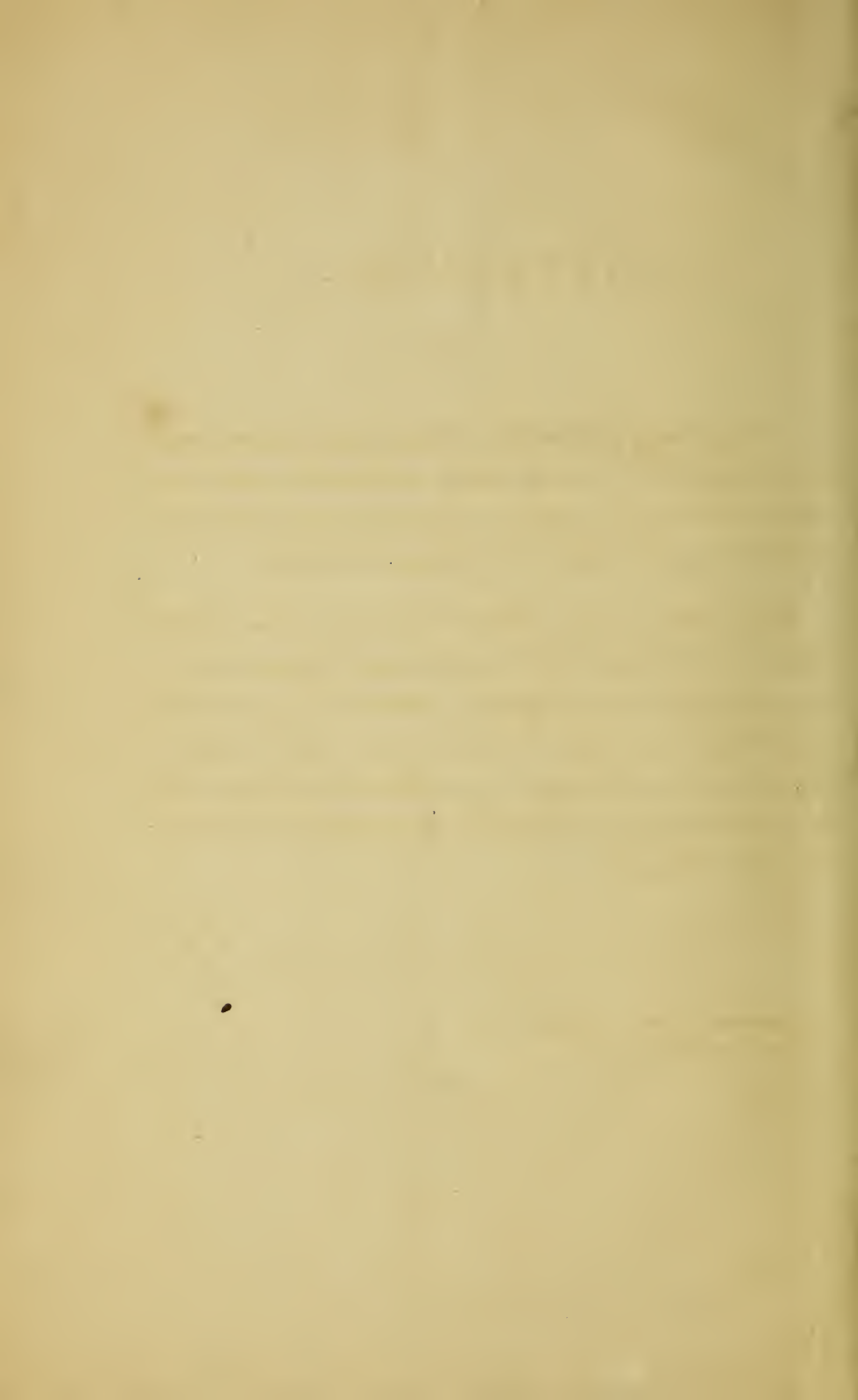
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1853.





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## P R E F A C E.

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THE rapid sale of the reprint of these Essays has encouraged the publication of a second edition, considerably enlarged; in which Solicitors and Capitalists will find a correct and comprehensive view of the subject of investment in Ireland.

Mines, Minerals, and Fisheries have not been specially noticed in the Second Essay, such property being generally in an undeveloped state, and the value and returns being dependent on a judicious application of capital; but it may be observed, that in no other description of investment has improvement been more clearly manifest within the last three years than in the mines of Ireland.

J. L.

14, HENRIETTA STREET, DUBLIN,  
NEW YEAR'S DAY, 1853.

55838



*Irish Emigration, with especial reference to the working of the  
Incumbered Estates Commission.*

[Read before the Statistical Section of the British Association, at Belfast,  
3rd September, 1852.]

The agricultural blight of 1846, which swept away the staple food of the Irish peasantry, initiated a series of events, that promise to result in a total revolution of the social and industrial condition of Ireland. Not only the love of country, but the rude agrarian links, that bound the peasant to his farmstead, at whatever desperate risk, were completely broken by the loss of the potato crop; and, following close upon the steps of famine, came that emigration, so unprecedented in extent, as to be termed by journalists *the National Exodus*; and which, now appears to be annually increasing beyond the supply from births and <sup>im</sup>igration, the circle of attraction being widened by every emigrant, whose first savings are almost invariably transmitted to the parent country, for the purpose of defraying the passage-money of relatives and friends; the remittances from North America to Ireland, in 1851, intended mainly for this purpose, amounting to the enormous sum of 990,000*l*.\*

Social  
revolution.

According to the twelfth report of the Colonial Land and Emigration Commissioners, the total decrease in the population between 1841 and 1851 was 1,659,330, and the emigration within the same period 1,289,133, or more than three-fourths of this decrease. Again, by the last census, the population of Ireland on March 31st 1850, was 6,515,794, and, assuming the rate of increase by births at 1 per cent. per annum, it would give an annual addition of only 65,157: but the number of emigrants in 1851 is estimated at 257,372, or about double the average emigration of the preceding ten years, whilst it exceeds any probable increase of the population by nearly four to one; and this disproportion is still further aggravated by the fact, that the outflow is of vigorous adults (male and female in nearly equal numbers), by whom population is mainly sustained, while orphaned infancy, destitution, and old age, an unprolific remnant, are left behind. The attraction of the gold-fields abroad, and the number of evictions at home, also contribute largely to swell the tide of emigration; and both these causes are on the increase, new gold districts being discovered, and proprietors of land, especially those who have purchased under the Incumbered Estates Court, finding the consolidation of farms a necessary preliminary to the introduction of an improved system of agriculture. This policy is, indeed, sometimes adopted with as little discretion as humanity, for tenancy must be considered in most instances as the indispensable instrumentality of production and profit, few purchasers being either willing to farm their land, or competent to so with advantage. There *may* be difficulty in finding a new tenant, but there *can* be no mistake in keeping and encouraging one who is inclined to improve.

Decrease of  
population.

If then Irish expatriation proceed in this accelerating ratio (and the number of emigrants for the first four months of 1852 (76,370)†

Increase of  
emigration.

\* Twelfth Report of the Colonial Land and Emigration Commissioners, pp. 9—12, and p. 68.

† Twelfth Report of the Emigration Commissioners.

appears to warrant such an inference) a simple sum in arithmetical progression suffices to demonstrate, that the country will be denuded of its agricultural population in a very few years. There is no doubt, indeed, that the change is usually a beneficial one for the emigrants themselves, tending to develop, by many favourable opportunities, and urgent motives of action, their moral capabilities, and latent intellect; and rejecting the servile and slothful habits of a worn-out state of society for the awakening energies of a new country, that affords high remuneration for labour, and ensures to persevering industry its just measure of reward. And this observation applies especially to the inhabitants of the remote west, where the physical type has been gradually deteriorating for generations, and the inferior facial angle, and stunted size, denote degradation both of the physical and intellectual man. Where the peasantry had no knowledge of the wants of an advanced civilization, and no experience of its comforts, their food a precarious root, their dwellings of mud and straw, the result could not be otherwise; for a sordid habitude of life will dwarf the bodily frame, and penury will "chill the genial current of the soul."

Effects of  
education.

An elaborate article was lately published in a French newspaper (*La Presse*), by M. Bertillon, proving by comparison between the former condition of the negroes and present state of that emancipated race in the West Indies, that education and liberty conduce to lengthen life, and consequently increase population; and had we time now to enter upon the subject, we might demonstrate by comparison of Ulster with Connaught, that the numbers and prosperity of a population are precisely in proportion to the extension of sound education, and the application of the principles of industry and rational freedom to the conduct of life.

Reparative  
agencies.

We now proceed to consider the reparative agencies, that promise to check the consequences of excessive emigration; and these are, 1st, The general progress of the people, industrial, educational, and social, 2ndly, A well defined law of tenure, worked out in the spirit of its intention by the mutual good-feeling and good-sense of landlords and tenants; and 3rdly, The improvement of the labouring classes, including cottiers and small farmers, whose profits and wages have been hitherto insufficient for decent maintenance. Now, the first-mentioned is abundantly manifest in the decrease of crime and the increase of agricultural improvement and general enterprise throughout the country. Of the second, we may entertain a well-grounded expectation, the matter being in competent and zealous hands; and the diminution of poor-law taxation, and substitution of independent capitalists for distressed or insolvent landed proprietors, who were unhappily incapacitated from fulfilling the responsibilities of their position, afford strong warranty for the improvement of the labouring classes; which is, indeed, already felt in the rise of wages and progress of industry in all its departments, agricultural, manufacturing, and commercial.

Incumbered  
Estates  
Commission.

To discuss all the subjects involved in our inquiry, would lead to statements and reasonings quite too numerous and tedious for a brief essay: I have therefore selected but one branch, and have now the honour to lay before the section a series of tables, together with a few statistical observations, compiled from the records of the Incumbered Estates Court, proving the importance and extent of those social and



economic changes, which have been facilitated, rather than caused, by the enactment of a law, severe indeed in its operation to some, but justified by the public exigency, and rendered unavoidable from circumstances that legislative wisdom could neither anticipate nor control.

The number of Petitions lodged for sale of estates up to July 31st, is 2,389 ; number of Absolute Orders for sale, to same date, 1,714 ; the number of Conveyances executed to August 9th, is 2,310.

From the first sale under the act, which took place February 19th 1850, to the end of July 1852, not quite two years and a half, 779 estates, or parts of estates, have been sold, in 4,062 lots, to 2,455 purchasers; so that the number of proprietors has been more than trebled ; and this proportion is in fact considerably greater ; for the purchases of the Ballinahinch property, and a few other large estates, are intended for division and re-sale in lots.

The quantity of land, that has already changed hands, exceeds 1,000,000 acres, or one-twentieth of the surface of the island ; the total area exclusive of water amounting, according to the Ordnance Survey, to 20,177,446 acres.

In comparing the great extent of acreage with the proportionally small amount of the purchase-money, especially in the case of English purchasers (see Table II), it must be borne in mind, that a great portion of the land, especially in Mayo and Galway, consists of mountain, bog, and unreclaimed tracts.

The total proceeds of the sales is upwards of 7,000,000*l.*, and the amount distributed up to August 26th, inclusive of about 1,000,000*l.* allowed to incumbrancers, who became purchasers, is 4,248,708*l.* 1*l.* 1*d.*, or nearly two-thirds of the produce of the sales ; thus, not only realizing this enormous amount of capital, hitherto locked up in barren mortgages or chancery litigation, but quickening its circulation, and facilitating its productive reinvestment in the soil. The comparison of the number of purchasers with the number of conveyances executed, and of the amount distributed with the total amount of sales, prove how diligently and satisfactorily to the public the Commissioners are accomplishing their arduous labours.

TABLE I.

*Showing the Number and Comparative Amounts of Purchasers under the Incumbered Estates' Court.*

£1,000 and under.	£1,000 to £2,000.	£2,000 to £5,000.	£5,000 to £10,000.	£10,000 to £20,000.	£20,000 and upwards.	Total.
1,040	447	549	314	83	22	2,455

By this table it appears, that the purchasers at and under 2000*l.*, are two-thirds of the whole number ; thus exhibiting the practical tendency of the Act to establish an independent agricultural middle class, which is so much wanting in Ireland. The greatest amount of sales has been in Galway,—nearly a million ; the least in Londonderry, —only 7015*l.* There have been only two purchases exceeding 100,000*l.*, one in Galway, and one in Queen's County.\*

\* Emo Park, part of Lord Portarlington's estate, purchased by himself ; and the Ballinahinch Estate in Galway, purchased by the mortgagees, the Law Life Insurance Company, who will probably re-sell in lots.

TABLE II.

Showing the County, Acreage, and Amount—English and Scotch Purchasers.

Number of Estates in which English and Scotch became Purchasers	Number of Purchasers.	County.	Acreage.			Purchase Money.			Observations.
			A.	R.	P.	£	s.	d.	
		<i>Leinster.</i>							
5	5	Dublin .....				11,630	0	0	{ All for tenement-property in Dublin City.
2	2	Kildare .....	225	0	4	1,820	0	0	
3	3	Kilkenny .....	2,925	0	36	41,225	0	0	
1	1	King's County..	726	2	18	825	0	0	
2	2	Longford .....	2,866	1	19	7,360	0	0	
2	2	Louth .....	4,504	3	31	23,350	0	0	
2	2	Meath .....	1,004	0	8	13,150	0	0	
2	3	Westmeath .....	1,965	0	10	27,000	0	0	
2	2	Queen's County	599	1	21	3,000	0	0	
1	1	Wexford .....	9,887	1	24	55,200	0	0	
2	2	Wicklow .....	6,308	0	23	37,825	0	0	
			31,012	0	34	222,385	0	0	
		<i>Munster.</i>							
10	11	Cork .....	10,223	2	2	86,569	12	6	{ This sum includes 15,168 <i>l.</i> 12 <i>s.</i> 6 <i>d.</i> tenement-property purchased by the Board of Inland Revenue in Cork City.
3	3	Kerry .....	5,384	2	12	10,250	0	0	
6	8	Limerick .....	19,267	2	8	88,770	0	0	
15	19	Tipperary .....	16,070	1	23	140,845	0	0	
4	6	Waterford .....	3,396	0	4	35,965	0	0	
			54,342	0	9	362,399	12	6	{ 2,500 <i>l.</i> of this amount for mines. 330 <i>l.</i> of this amount tithe rent-charge. 2,120 <i>l.</i> of this amount tithe rent-charge.
		<i>Ulster.</i>							
1	1	Antrim .....	750	0	0	23,750	0	0	
3	2	Cavan .....	4,341	0	1	24,635	0	0	
1	1	Donegal .....	365	1	34	2,400	0	0	
1	1	Monaghan .....	77	0	31	117	0	0	
2	2	Tyrone .....	1,851	1	16	5,020	0	0	
			7,385	0	2	55,922	0	0	
		<i>Connaught.</i>							
12	15	Galway .....	227,010	1	12	331,050	0	0	
3	3	Leitrim .....	3,302	1	37	14,850	0	0	
3	3	Roscommon .....	1,461	2	34	9,030	0	0	
7	14	Mayo .....	78,549	0	6	104,490	0	0	
95	114	25 Counties out of 32	310,236	2	9	459,420	0	0	

English and Scotch have purchased in every county in Ireland, except Clare in Munster, Sligo in Connaught, and Down, Armagh, Cavan, Fermanagh, and Londonderry, in Ulster.

TABLE III.

*Acreage and Amounts arranged according to Provinces.*

Provinces.	Acreage.			Purchase-Money.		
	A.	R.	P.	£	s.	d.
Leinster .....	31,012	0	34	222,385	0	0
Munster .....	54,342	0	9	362,399	12	6
Ulster .....	7,385	0	2	55,922	0	0
Connaught .....	310,326	2	9	455,420	0	0
Total .....	493,065	3	14	1,100,126	12	6

TABLE IV.

*Showing the Localities from whence the Purchase-Money came.*

Number of Purchasers.	Purchase-Money.			Number of Purchasers.	Purchase-Money.		
	£	s.	d.		£	s.	d.
58 from London and its vicinity....	720,641	19	2	Brt. Forward	925,533	12	6
11 „ Lancashire* ...	56,526	13	4	1 from Oxfordshire ....	6,280	0	0
1 „ Buckinghamshire .....	1,220	0	0	1 „ Pembrokeshire .....	3,820	0	0
4 „ Cheshire .....	53,205	0	0	1 „ Suffolk .....	5,730	0	0
1 „ Derbyshire .....	2,525	0	0	1 „ Shropshire .....	7,690	0	0
5 „ Devonshire .....	14,445	0	0	1 „ Sussex .....	7,610	0	0
1 „ Durham .....	7,750	0	0	3 „ Staffordshire....	57,450	0	0
1 „ Gloucestershire	11,830	0	0	1 „ Somersetshire..	2,550	0	0
2 „ Hampshire .....	24,400	0	0	1 „ Warwickshire..	5,750	0	0
1 „ Hertfordshire..	11,000	0	0	2 „ Yorkshire .....	3,517	0	0
3 „ Lincolnshire....	5,490	0	0	8 „ Scotland .....	46,220	0	0
1 „ Norfolk.....	16,500	0	0	1 „ Calcutta .....	24,250	0	0
Carried forward	925,533	12	6	3 „ Isle of Man ....	1,406	0	0
				1 „ America .....	2,320	0	0
					1,100,126	12	6

\* Including 39,276*l.* 13*s.* 4*d.* from Liverpool and Birkenhead.

TABLE V.

*Showing the Number and Comparative Amounts of English and Scotch Purchasers.*

£1,000 and under	£1,000 to £2,000.	£2,000 to £5,000.	£5,000 to £10,000.	£10,000 to £20,000.	£20,000 and upwards.	Total.
24	18	26	21	13	12	114

Of these, one purchaser was from Calcutta, amount 24,250*l.*; three from the Isle of Man, all under 1,200*l.*; and eight from Scotland:—viz., one between 2000*l.* and 5000*l.*; and seven between 5000*l.* and 10,000*l.* Of the eight purchasers from Scotland, two were gentry and six farmers.

TABLE VI.

*Showing (as accurately as can be ascertained) the Classification of these Purchasers.*

Gentry, including eight Titled Persons.	Manufacturers and Merchants, including eight Firms.	Insurance and Land Companies.	Farmers.	Total.
52	36	6	20	114

English  
immigration.

It is a fact of great importance, as affecting the improvement of the far west, that English and Scotch purchasers, and farmers also, usually settle in groups. Thus, 63,000 acres of Sir R. O'Donnell's Mayo estates have been purchased by English capitalists, led by Mr. Ashworth; whose work, entitled "The Saxon in Ireland," has been so serviceable to this country. And now a large portion of Erris, and of the northern shores of Clew bay, are in the possession of Englishmen. Again, in Galway another set of English purchasers, Messrs. Twining, Ellis, Eastwood, Palmer, and others, are grouped on the shores of Ballinakill bay, and in the vale of Kylemore. Nor are our own countrymen backward in the work of improvement, nineteen-twentieths of the purchasers being Irish, and the greater number of these, especially in the west, diligently applying their capital to reclamation of the soil. Even in this prosperous province,\* the advantages of facilitating the sale and transmission of hopelessly incumbered property, are remarkably exemplified, the sale of the Mountcashel estate affording opportunity to the wealthy citizens of Belfast to invest their capital in land; and the sale of the Donegall estate stimulating the enterprise of manufacturers and tradesmen, by enabling them to purchase their own holdings or tenements in the borough.

We now return to our subject of English and Scotch purchases; and it will be observed, on reference to the foregoing tables, that by far the greater proportion of these is in the very districts of the far west, where the population has been most diminished, and where capital and improvement are chiefly required; three-fourths of the total average being in Galway and Mayo, and two-fifths of the total amount being invested in the same counties.

The immigration too is confessedly not of an expulsive character, abundance of unoccupied land, perished from stagnant water, or the surface of which has been only scratched in scattered patches for centuries, being in the market, and inviting the advent of more productive systems of culture.

The number of English and Scotch purchasers, as well as the

\* Ulster.



amount of their investments, is also increasing. Up to January 31st of this year, the purchasers were one-twenty-fifth\* as to number, and one-tenth as to the total amount of purchase-money. On referring to these tables, we shall find, that up to July 31st the proportion as to number is one-twentieth, and as to amount, about one sixth of the total purchase-money.

It is undeniable, that the forethought, punctuality, disciplined labour, and scientific skill of the English and Scotch farmer,—what may in one word be termed industrial economy, must prove an invigorating graft on those wayward and procrastinating habits, that have for so long a period impeded the improvement of the peasantry of the south and west of Ireland.

It was not until the jealousies of Norman and Saxon merged in one common name and undivided interest, that the signs were developed in England of that progress, which has placed her at the head of the nations. And just in proportion as the invidious distinction of Celt and Saxon is forgotten in this country, and all classes, however differing in creed or opinion, are bound to each other and to the throne by the links of constitutional loyalty and social order, will a similar happy example of progress be developed in Ireland.

Union and  
progress.

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### *Observations on the Valuation and Purchase of Land in Ireland.*

[Read before the Statistical Society of London, 15th November, 1852.]

IN the present transition state of property in Ireland, valuation of land, based upon correct data, is of great importance; and the writer of this paper respectfully offers the results of his information and experience on the subject, in the hope that these may be of service, especially to English and Scotch capitalists seeking investments in this country.

The Commissioners for the Sale of Incumbered Estates, in certain cases, direct a special valuation to be made by some competent valuator, on application made to them showing proper reasons for such a measure; but it is required, in every case, that the Poor Law and Government valuations should be set forth in the published rentals of estates for sale in their court. The Poor Law valuation may be comparatively useful, as a check on other valuations, in estimating the amount of purchase; but, having been originally made, or subsequently revised, by isolated individuals at different periods, without co-operation or reference to any fixed schedule of prices, it cannot be relied on as an accurate measure of value. The Government valuations were constituted under three Acts of Parliament, made respectively in 1839 (6 and 7 Wm. IV. c. 84), 1846 (9 and 10 Vict. c. 110), and 1852 (15 and 16 Vict. c. 63). The first-named, usually termed the Ordnance Valuation, was based on a fixed scale of prices of agricultural produce, and intended to form an uniform and relative valuation, the townland (the smallest denomination of land possessing permanent boundaries) being made the unit

Special  
valuations.

Poor Law  
valuations.

Government  
valuations.

\* For more detailed information on this and other subjects connected with the social condition of Ireland, the reader is referred to a pamphlet by the same author, entitled, "Ireland, Observations on the People, the Land and the Law," &c.

of valuation. This system was continued until 1846, when the 9 and 10 Vict. c. 110, was passed, the valuation being made upon an estimate of the net annual value, or, in other terms, "the annual rent which each tenement might be reasonably expected to bring, all rates, insurance, repairs, and public charges (except tithe-rent charge), being paid by the tenant;" the unit of valuation being the tenement, *i. e.*, the rateable hereditament under the provisions of the Poor Law. Up to the time of the passing of this Act the valuation had been completed in twenty-six counties, and the tenement valuation of the remaining six counties, *viz.*, Dublin, Cork, Tipperary, Limerick, Kerry, and Waterford, was in forward progress, when the legislature deemed it expedient (for reasons unnecessary to be stated in this place) that the 9 and 10 Vict. c. 110, should be repealed, save as to the completion of unfinished valuations of any baronies or Poor Law unions; and the 15 and 16 Vict. c. 63, was enacted, in order "to make one uniform valuation of lands and tenements in Ireland, which may be used for all public and local assessments and other rating;" the tenement being again constituted the unit, and a new reference standard of prices given more accordant with the changed conditions of our productive industry, flax being included, but potatoes omitted, in the new schedule; and the valuations previously made remaining fixed, until revised under this Act, in such manner as to present one uniform scale of value, based on the altered table of prices. Then the valuation of each Poor Law union, county, or barony, when finally ratified, is to continue in force for fourteen years, at the termination of which period any of these divisions may undergo revision, upon suitable representations made to that effect by grand juries, and approved by the Lord Lieutenant of Ireland. The execution of the provisions of this Act has been entrusted to the same efficient agency that conducted the former valuations, thus securing a certain uniformity in principle and practice, by employment of the same instrumentality.

These legislative amendments, so rapidly following each other, and, in fact, necessitated by the revolution in our social and agricultural condition, are not, however, found to destroy the relative utility of the ordnance valuation, inasmuch as the letting value may be fairly deduced by the ordinary rules of proportion, comparing the annual average of current prices with those of the standard scale in the Act. Indeed, the importance of this valuation to purchasers and proprietors, either in calculating marketable price or letting value, does not appear to be duly estimated. At the head of the work was an indefatigable man of business, whose extensive practical knowledge of the geological structure of Ireland afforded the soundest data for ascertaining the productive capabilities of its soils. Mr. Griffith's private instructions to his valuers form, perhaps, the most lucid and instructive guide to the practice of valuation that has yet appeared; and the correctness and assiduity with which these were carried out, under the guarantees of sundry appeals and revisions, are unquestionable.

It must be observed, however, that the abandonment of potato cultivation on poor land, especially shallow and undrained soils near the sea coast, where the tilth involved little labour, and manure was plentiful, has deprived such soils of the factitious value they possessed previously to 1846; and the ordnance valuation here requires correc-

tion. Intending purchasers would do well also to ascertain the capabilities of land for the growth of flax and green crops, especially beet, the culture of which is increasing throughout this country. Turbary, too, has of late years assumed a certain commercial value in situations where facilities of transport are available, occasioned by the increasing demand for peat charcoal; but under the ordnance valuation, although contiguous arable land is estimated at a certain enhanced price, in consequence of the vicinity of fuel, the bog itself has only been assigned a separate or independent value for the qualities of its grazing surface.

It is further to be observed that in the counties of Antrim, Derry, Tyrone, Armagh, and Down, the rent value of land is about  $12\frac{1}{2}$  per cent. higher in proportion to the ordnance valuation than elsewhere; but this increment of value, resulting altogether from the industrial character of the population in connection with the linen manufacture, has not been taken into calculation, because flax was not included amongst the agricultural commodities in the standard scale of the Act.

Again, in Roscommon the converse of this is true, the rent-value being  $12\frac{1}{2}$  per cent. lower in proportion to the ordnance valuation than elsewhere, in consequence of the destructive process of burning the surface generally prevailing in that county; for this, by injuring the productivity, depreciates the letting price below that of land better farmed, though not superior in intrinsic value.

With these qualifying observations, I would recommend any intending purchaser to examine personally, or by the intervention of an experienced friend or valuator, any estate or lot he means to bid for, referring to the Ordnance Map to show the position and boundaries, and to Griffith's Townland Valuation as a safe authority for estimating value.\*

The amount of Poor Law taxation, now happily diminishing throughout Ireland, will not be a serious discouragement when it is considered that the very circumstance of an independent and employing capitalist becoming the proprietor of a hitherto insolvent estate, must necessarily result in the reduction of local taxation. But purchasers should look closely to the condition of land as respects drainage, farm buildings, or excessive population; the expenditure necessary to remedy imperfections in such matters being, in reality, an essential element of price.

The schedule of prices in the ordnance (or townland) valuation, and the average for the first nine months of this year, are here stated, from comparison of which with the valuation of any townland, the present annual letting value can be easily computed. The scale adopted in the Act last passed is not given, as its utility to the land market will not be generally available for several years; the only districts as yet completed under this Act being the municipal borough of Cork, four baronies in Kerry, one in Limerick, and one in Tipperary.†

\* The Ordnance Maps may be had at Hodges and Smith's, Dublin, for 2s. 6d., or 5s. the sheet. The valuations may be inspected at the office of the General Survey and Valuation of Ireland, in Dublin. It is manifest that the townland valuation does not apply where the lot is only a part of any townland, but this very seldom occurs.

† Glenarought, Corkaguiny, Dunkerron North and Dunkerron South, in Kerry; Iffa and Offa West, in Tipperary; and Glenquin, in Limerick.

Poor Law  
taxation.

Comparative  
scales of  
prices.



TABLE I.

*Scale of Prices adopted under the Townland Valuation, 6 & 7 Wm. IV. c. 84.*

Per cwt. of 112 lbs.								
1. Wheat.	2. Oats.	3. Barley.	4. Potatoes.	5. Butter.	6. Beef.	7. Mutton.	8. Pork.	9. Flax.
s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	Not included in Schedule.
10 6	6 0	7 0	1 7	69 0	33 0	34 6	25 6	

TABLE II.

*Average of Four Markets—Dublin, Belfast, Cork, and Mullingar—from January to September, 1852, both inclusive.*

Per cwt. of 112 lbs.								
1. Wheat.	2. Oats.	2. Barley.	4. Potatoes.	5. Butter.	6. Beef.	7. Mutton.	8. Pork.	9. Flax.
s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
8 6½	5 9¼	6 0¼	3 9½	69 9	47 0	50 2¼	37 0½	49 10 Return from Belfast only.

On comparing these tables it will be seen, at a glance, that the townland valuation is a perfectly safe measure of annual value, with the qualifying observations before stated.

Rates of  
purchase.

It will be expected, perhaps, that some definite opinion should be here given as to the rates of purchase, but there are so many modifying local circumstances to be considered in each case, that any fixed estimate would be incapable of general application. The published rentals, when representing the rents previously to 1846, are in such instances usually fallacious, and we may therefore refer to the Government valuations. From 21 to 25 years' purchase of the net annual value is a moderate scale in Leinster and Ulster, with exception of Monaghan and Cavan, where land is somewhat lower than in the other counties; finding this net value by deducting the tithe rent-charge and half the poor rate from the government valuations,\* the full amount of poor's rate being averaged at 2s. 8d. in the pound annually. A similar estimate may be also assumed in Waterford and the eastern half of Cork. In the remaining counties of Munster, and in Connaught, from 17 to 22 years' purchase may be estimated as a safe investment, finding the net value as before, and the poor rate being averaged at 5s. in the pound annually. These are, however, but very loose approximations. The estate, or lot, should be personally inspected, and considered in every aspect, from its geological

\* The townland (or ordnance) valuation has been completed in twenty-six counties, as already stated. In the remaining six counties the tenement valuation (where published) may be made equally available, the results of both being nearly identical, inasmuch as the scale of the townland valuation differs very little from the average prices of 1846, upon which the latter valuation, or rent-estimate of tenements, has been founded.



structure to its marketable position. The capitalist, or farmer, intending to settle in Ireland, will generally find estates divided into large farms with substantial buildings, in Leinster. In Ulster (excepting Donegal) the rents are comparatively higher, though quite as well paid as in Leinster, but the land is much subdivided throughout all the manufacturing districts of the former province. In Munster and Connaught (especially in the counties of Galway and Mayo) the enterprising agriculturist will find large tracts in the market, abundant in all the elements of undeveloped fertility, inviting the outlay of capital.

Then it must be borne in mind, that land in this country is valued lower in comparison with its productive capabilities than land in England, the superior farming of the latter causing the average produce per acre to exceed our returns by about one-third. From this it is easily apprehended how agricultural skill applied to our lands will yield the purchaser an increased per-centage on his investment, or, in other words, reduce the number of years' purchase, as estimated on the increased productive value under improved culture.

When estates are in Chancery, the amount of rent received within the year, and which can be ascertained from the Receiver's accounts, may be depended on as a low measure of annual value, the tenants usually holding at abated rents under the wasteful and depressing management of Chancery Receivership; but all such abatements terminate with the sale.

Peaty mountain or moor in the west of Ireland, which hitherto was included under the category of waste lands, has yielded even larger returns comparatively, and with less expenditure of capital, than the richer soils, by the introduction of the hardy Scotch sheep.\* The natural grasses of these tracts are adapted for sheep pasture; and the peaty soil, though surcharged with moisture, is not found to be injurious to their feet. From 14 to 19 years' purchase may be safely given for such land, finding the net value as before.

During 1851 and the first quarter of 1852, many desirable investments have been made in the purchase of inappropriate tithe rent charges by capitalists, who speculated on the decrease of the poor's-rate, the entire poundage of which is deducted from this kind of property. Such property now brings freely from 18 to 21 years' purchase of the net receipt, after deduction of the present diminished rate. Well secured head-rents, not subject to any deduction, bring from 25 to 30 years' purchase.

Estates subject to heavy head-rents or annuities have hitherto sold much below the average range of price brought by unincumbered fee-simple property; and this circumstance appears to have mainly influenced the unanimous decision of a Committee of the House of Lords in recommending a total abandonment of the claim for the labour-rate advances made during the famine, and imposed on our Poor Law unions in the shape of a consolidated annuity, not exceeding 40 years. The following communication, extracted from the report of that Committee, affords a clear example of the depreciation of property thus circumstanced, which, however, has risen in demand with the improvement of our land market during the past year; as is specially evidenced by an increased price on re-sales, or adjourned sales, of from 3 to 7 years

\* See "Ireland, Observations on," &c. &c. p. 57.

on the nett rentals. But still a judicious purchaser may secure a return of from  $4\frac{1}{2}$  to 6 per cent. in the purchase of such estates :

*" Incumbered Estates Commission, Henrietta-street, Dublin,  
June 8, 1852.*

" MY LORD,  
" I had the honour, a few days since, to lay before the Committee, in corroboration of my oral evidence as to the depreciation of estates, when sold subject to annuities, jointures, and the like, a table of examples of sales of such estates situate in various parts of Ireland. It may be imagined that these examples have not been impartially selected, and I therefore furnish one more instance of a sale on this day, of a fee-simple property situate in Tyrone, one of our best selling counties, giving names and particulars, so as to make the case conclusive and unquestionable:—

*" Estate of Earl of Belmore, a minor.*

" A considerable portion of this estate was sold this day in the Incumbered Estates Court, by Mr. Commissioner Longfield. Mr. John Stewart, of Dublin, a highly respectable solicitor, who had the carriage of the sale, calculated that it should have produced a total sum of 54,236*l.*; whereas it only realized 52,880*l.*, leaving a difference of 1,356*l.* But the lots numbered on the rental 21, 22, 23, and 24, were sold subject to an annuity of 373*l.* 9*s.* 6*d.* on the life of the Rev. Thomas Stack, now in his 76th year, each of these lots bearing an allotted portion of the annuity. The total nett rental of these four lots, as appears on the published rental, is 684*l.* 2*s.* 5*d.* and the total amount of purchase money, 10,650*l.* or about 15½ years' purchase. Now take other four lots on same estate, numbered 6, 7, 8, and 9, the total nett rental of which is 231*l.* 8*s.* 11*d.*, and which realised 4,700*l.*, or about 20½ years' purchase. If, then, the lots 21, 22, 23, and 24, had been purchased at the same rate, they would have produced a sum of 13,900*l.*; and, deducting therefrom a very liberal valuation for the annuity, say 1,600*l.*, we find the remainder to be 12,300*l.*, and which these lots would have brought if sold discharged from the annuity; whereas, subject to the annuity, they only brought 10,650*l.* The property was, therefore, depreciated by reason of the annuity to the amount of 1,650*l.*; and, if the parties could have foreseen such a result, it would have been their interest to have bought up the charge at double its marketable value. This accounts, then, for the difference between the actual produce of the sale and the calculation of Mr. Stewart, who was assisted in forming his estimate by an able professional valuator, appointed under sanction of the Commissioners of this Court. I have the honour to be, my Lord, your obedient servant,

" JOHN LOCKE.

*" To Lord Monteaigle, Chairman of the Committee, &c. &c."*

British investments in the far west.

\* It will be interesting to British capitalists, who expect large but not immediate returns for capital invested in the unreclaimed lands and impoverished unions of the far west, to learn, that the most extensive purchases under the Incumbered Estates Commission in Ireland have been made in such districts, chiefly by English and Scotch; and that the consequent improvement and decrease of Poor Law taxation are attracting small capitalists and solvent tenant farmers in a steadily increasing stream to these neglected and remote districts.

The following brief table will illustrate this statement:—

County.	Poor Law Union.	Average of same.			Average sold.		
		A.	R.	P.	A.	R.	P.
Galway...	Clifden.....	192,938	0	0	125,652	2	27—or ¾ds of the Union.
Ditto ...	Oughterard ....	172,742	0	0	64,374	0	2—or ¾ths of do.
Mayo ...	Newport .....	159,482	0	0	132,707	0	0—or ¾ths of do.

\* The Sale of Mrs. Knox's Estate in March next consisting of 2539 " 3 " 11. will increase this proportion to 5/6ths. J.L. x

But little tenement property has been sold in Ireland, except in Dublin, Cork and Belfast. In the last mentioned prosperous community from 25 to 30 years' purchase has been generally given for the numerous lots of the Marquis of Donegall's estate: elsewhere such property has seldom brought more than 18 years' purchase on the nett rental or value.

Tenement  
and house  
property.

The advantageous circumstances of freedom from the burdens of the income-tax and of certain assessed taxes, and the higher negotiable value given to land by an indefeasible parliamentary title, with a simple mode of transfer, unlogged by the expenses, uncertainties, and delays of disabling laws, must also prove a great encouragement to the investment of capital in Ireland.

Freedom from  
taxation.

In Ireland the county cess, or taxation for county fiscal purposes, is levied on the occupier, who also pays one half of the poor rate, estimated as a poundage on the Poor Law valuation; the proprietor pays the remaining half, and the whole oft he tithe rent-charge, which latter does not exceed elevenpence in the pound on the nett rental of the country.

Fixed charges  
on landed  
estates.

These are the only fixed charges on landed property; but there are incidental charges on those districts or estates that have been assessed under the Drainage Acts. However, this tax is usually more than compensated by the amount of improvement effected;\* and the works cannot be assessed for poor rate for seven years from their completion. Any instalments due under the Land Improvement Acts are usually paid out of the funds of the estate sold, and it is at the option of the new proprietor to draw further instalments under the original conditions of the loan. It is a peculiar advantage to proprietors in this country, that under these acts each instalment is advanced before the expenditure, under the supervision of the Board of Public Works, and the loan is repaid by an annuity of  $6\frac{1}{2}$  per cent. for 22 years.

Incidental  
charges.

But capitalists will see the inexpediency of borrowing in a country where labour is so cheap, the hire of an adult agricultural labourer, dieting himself, averaging about  $9\frac{3}{4}d.$  per day throughout Ireland, except in the north-eastern counties, and the vicinage of cities and wealthy towns. Indeed, the low price of labour may be said to check improvement, by superseding the employment of water power, available for agricultural operations on nearly every large farm in the south and west of Ireland.

Cheap labour.

~~These remarks are now brought to a close, with the statement,~~ that from  $4\frac{1}{2}$  to 8 per cent. may be realised by investments in Ireland in the various descriptions of property enumerated in this essay; but this observation is made on the supposition, that purchasers possess the capital, the judgment, and the will, to put unimproved property in a prosperous condition, as respects tenancy, farm buildings, and drainage.

Profits on  
purchases.

Looking with calm unprejudiced eye on the circumstances that rendered the downfall of a numerous proprietary an inevitable consequence of the failure of a single crop, and again, on those complicated inconveniences and discouragements involved in our legal systems of inheritance and land tenure, the capitalist, now investing his earnings

Warnings to  
new proprie-  
tors.

\* See "Ireland, Observations on," &c. &c. pp. 42—47.



or accumulations, may render himself and successors in a great measure independent of those evils that have so deformed and disorganized our social and civil condition in Ireland.

The incoming purchaser may forestall the advantages of that reform, to which the landed interest, under the increasing exigencies of popular progress, must ultimately yield. Unfettered by conditions imposed before he was born, and now totally unsuitable to changed men and times, he may grant judicious and equitable tenures, calculated to secure his tenants in the profits of their industry, without trenching on the rights of ownership, and so advance in his allotted sphere the prosperity of the commonwealth, as well by extending employment as by the increase of the products of the soil. And reflecting upon the ruin of Irish proprietors, he will not probably be inclined to impose on his heirs and successors disproportionate incumbrances and restrictive stipulations, from which he himself is happily free.

As the legal annals of ancient Irish families are successively unrolled before the inexorable scrutiny of the Incumbered Estates Court, it is impossible not to be struck with the number of instances wherein the *privileges* of primogeniture have proved the ruin of the inheritor—of intellectual energies, adequate without such sinister aid to achieve wealth and a name, wasted in deferred litigation, where even “success was only less disastrous than defeat”—and, too often of unscrupulous endeavours to retain property, long since sunk in hopeless incumbrance by the pride and extravagance of predecessors, endeavours unfortunately involving the ruin of many a pious creditor.

Neglected  
tenantry.

The neglected tenantry of disqualified or insolvent proprietors having seldom any security for their improvements, will, it is natural to expect, do as little for the land, and take as much out of it, as they can. And so it is. They become reckless and altogether unlinked from the social chain, although happily agrarian outrages have almost ceased—the seven millions and a quarter of property sold under the Incumbered Estates Commission,\* representing a population of at least 350,000 souls, affording only two instances of agrarian crime within a period of three years.

Local causes sufficiently explain the occasional anomaly of an Irish farmer prospering in any country except his own. There is no essential disability in the man, as distinguished from the natives of other countries. Hope of enjoying the fruits of his industry will vivify his energies—example and encouragement will improve his agricultural skill—confidence reposed will elevate his moral sense—and self-interest, the solder of civil order, will bind all his faculties in prudent accordance with the requirements of law.

Encourage-  
ment to  
settlers.

Men of capital and intelligence settling in Ireland, either as proprietors or farmers, receive cheerful welcome from all classes; nor are there any general causes of complaint or dissatisfaction on the part of those English capitalists who have already purchased upwards of 400,000 acres in the Incumbered Estates Court.

\* The sales at this date, January 1, 1853, amount to upwards of eight millions and a quarter, of which about five millions have been distributed: and all this within a period of two years and ten months.



History affords no parallel instance of so extensive a field for investment in land, combined with such facilities for its acquisition, as is now presented within a few hours' distance of the wealthiest country in the world; and it is hoped that the foregoing observations may afford some useful information on the subject.

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The Schedule of Prices under 15 & 16 Vict. c. 63, referred to in p. 9, is here added:—

Wheat at the general average price of seven shillings and sixpence per hundredweight of one hundred and twelve pounds:

Oats at the general average price of four shillings and tenpence per hundredweight of one hundred and twelve pounds:

Barley at the general average price of five shillings and sixpence per hundredweight of one hundred and twelve pounds:

Flax at the general average price of forty-nine shillings per hundredweight of one hundred and twelve pounds:

Butter at the general average price of sixty-five shillings and fourpence per hundredweight of one hundred and twelve pounds:

Beef at the general average price of thirty-five shillings and sixpence per hundredweight of one hundred and twelve pounds.

Mutton at the general average price of forty-one shillings per hundredweight of one hundred and twelve pounds.

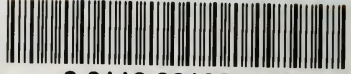
Pork at the general average price of thirty-two shillings per hundredweight of one hundred and twelve pounds.



Lithomount  
Pamphlet  
Binder  
Gaylord Bros.  
Makers  
Syracuse, N. Y.  
PAT. JAN 21, 1908



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